



HALL GARTH LODGE
5 Queen Parade, Harrogate

Carter Jonas

HALL GARTH LODGE, 5 QUEEN PARADE, HARROGATE, HG1 5PW

GROUND FLOOR

Entrance Portico · Impressive reception hall · Guest cloakroom · Stunning through drawing room · Formal dining room · Bespoke fitted breakfast kitchen

LOWER GROUND FLOOR

Inner hall with storeroom · Second cloakroom · Exceptional media/sitting room · Second kitchen/utility room · Laundry room · Bedroom 5 · The whole of the lower ground floor could easily adapt to form a self contained element for a dependent relative if required

FIRST FLOOR

Well proportioned principal bedroom with fitted dressing room and luxury en suite bathroom · Large guest bedroom suite with luxury en suite bathroom

SECOND FLOOR

Two additional double bedrooms · Luxury house bathroom

OUTSIDE

Private forecourt parking for three cars · Integral garage · Recent professionally landscaped enclosed rear garden with raised terrace/balcony and private sunken patio area with water feature

AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL AND LUXURIOUSLY APPOINTED DOUBLE FRONTED PERIOD TOWNHOUSE ARRANGED OVER FOUR FLOORS WITH GARAGE, PRIVATE PARKING AND ENCLOSED LANDSCAPED GARDEN IN A HIGHLY REGARDED RESIDENTIAL NEIGHBOURHOOD WITHIN FIVE MINUTES' WALK OF HARROGATE TOWN CENTRE.





THE PROPERTY

This significant, handsome property dates back to 1840 and has only recently undergone a complete programme of stunning and sympathetic restoration incorporating fixtures and fittings of a luxurious standard whilst retaining many period features indicative of a property of this age. Hall Garth Lodge is grand yet inviting and has been completely redecorated in a traditional style and features a beautiful bespoke fitted kitchen and new luxury bathrooms. An internal inspection is essential to fully appreciate this elegant home rarely available on the open market and so conveniently placed on the fringe of the town centre.

THE LOCATION

Hall Garth Lodge occupies an extremely convenient position, in a lovely tree lined avenue, in one of Harrogate's most sought after residential areas. The town centre is within a few minutes' walk and offers an excellent range of facilities including quality and varied shops, restaurants, and an extensive range of recreational facilities. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within eight miles and Leeds/Bradford International Airport 11 miles. In addition, the railway station in the town centre provides frequent services throughout the day to both Leeds and York, both cities interconnect with mainline services to London's Kings Cross.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

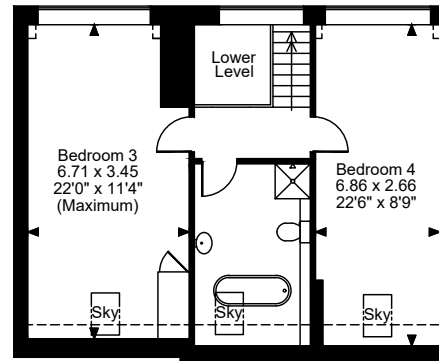
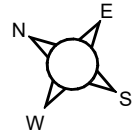
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG1 5PW: Entering Harrogate on the A61 turn right at the Prince of Wales roundabout onto York Place. Proceed straight through the traffic lights and turn left onto Queen Parade. The property is on your right hand side.

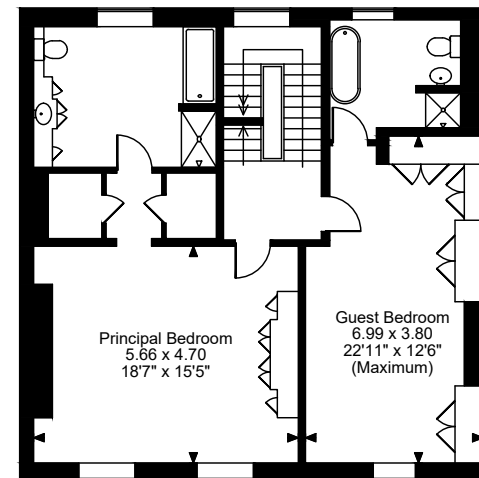




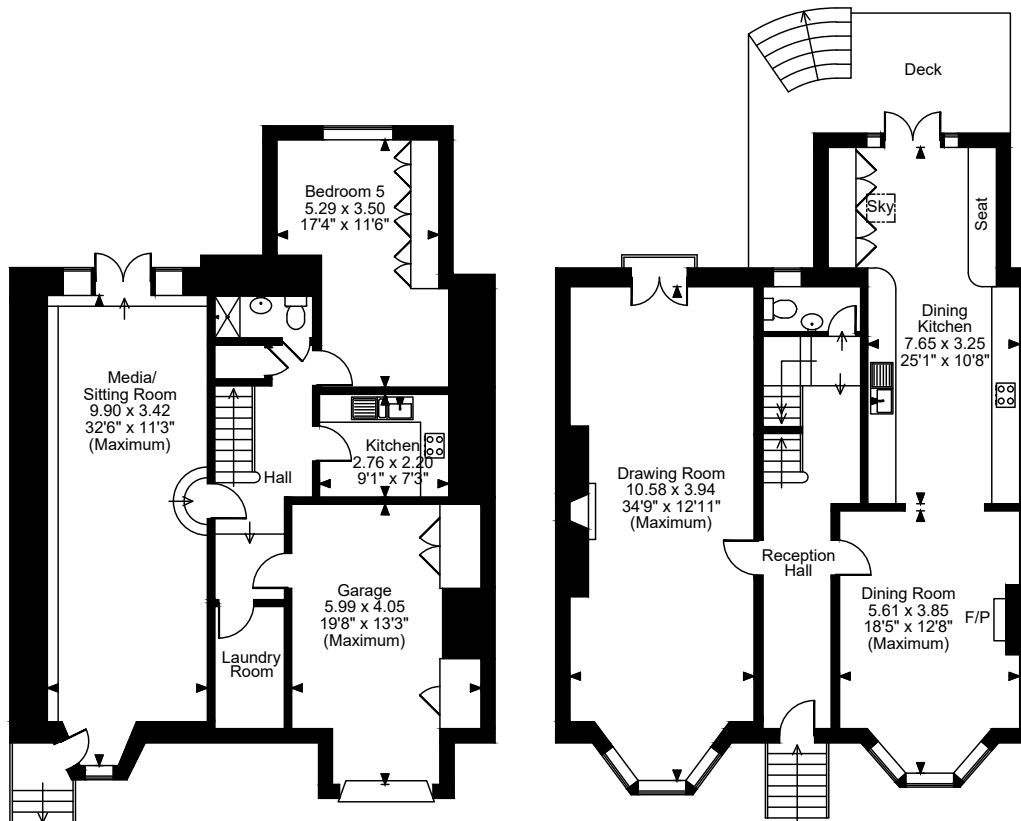
Hall Garth Lodge, Queen Parade, Harrogate
Approximate Gross Internal Area
Main House = 3,421 sq ft / 318 sq m
Garage = 239 sq ft / 22 sq m
Total = 3,660 sq ft / 340 sq m



Second Floor



First Floor



Ground Floor

Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	76
EU Directive 2002/91/EC			
www.epc4u.com			



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